

Ohio River



60 mi
50 km



Lake Barkley



Is Kingsport a suburb of Knoxville? No, here's a comparison:

Austin to San Antonio	1 hr 21 min	79.34	mi
Kingsport to Asheville	1 hr 33 min	85.69	mi
Sacramento to San Francisco	1 hr 34 min	86.92	mi
Kingsport to Knoxville	1 hr 40 min	101.71	mi
Buffalo to Toronto	1 hr 45 min	94.58	mi
Milwaukee to Chicago	1 hr 46 min	88.88	mi
Hartford to Boston	1 hr 49 min	101.07	mi
Tampa-St Pete to Orlando	1 hr 49 min	106.49	mi
Baltimore to Philadelphia	1 hr 50 min	97.04	mi
Philadelphia to New York	1 hr 52 min	94.18	mi
Richmond to Washington	1 hr 53 min	106.00	mi
Savannah to Charleston	1 hr 54 min	103.74	mi
Savannah to Jacksonville	1 hr 55 min	120.53	mi
Kingsport to Gatlinburg, TN	1 hr 55 min	103.35	mi
Cleveland to Pittsburgh	1 hr 56 min	114.90	mi
Richmond to Virginia Beach	1 hr 58 min	108.80	mi

TRI-CITIES



Tennessee's 5th Largest Metro



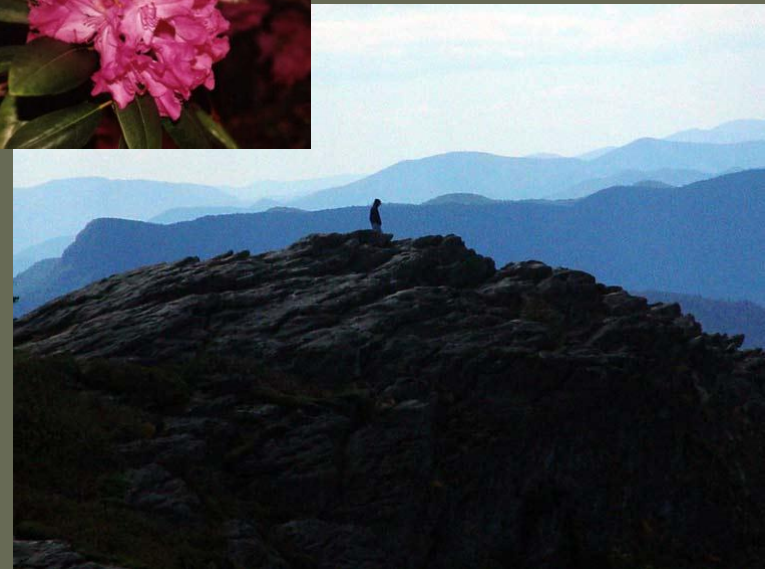
Nashville-Murfreesboro-Franklin, TN	1,589,934
Memphis, TN-MS-AR	1,316,100
Knoxville, TN	698,030
Chattanooga, TN-GA	528,143
Kingsport-Bristol, TN-VA	309,544
Clarksville, TN-KY	273,949
Johnson City, TN	198,716
Morristown, TN	136,608
Cleveland, TN	115,788
Jackson, TN	115,425
Cookeville, TN	106,042
Tullahoma, TN	100,210
Sevierville-Pigeon Forge-Gatlinburg, TN	89,889

Census Bureau, Metropolitan Statistical Area: 2010 Census

<i>Knoxville, TN</i>	<i>698,030</i>
<i>Greenville, SC</i>	<i>636,986</i>
<i>Chattanooga, TN-GA</i>	<i>528,143</i>
<i>Asheville, NC</i>	<i>424,858</i>
<i>Hickory-Lenoir-Morganton, NC</i>	<i>365,497</i>
<i>Kingsport-Bristol, TN-VA</i>	<i>309,544</i>
<i>Roanoke, VA</i>	<i>308,707</i>
<i>Charleston, WV</i>	<i>304,284</i>
<i>Huntington, WV</i>	<i>287,702</i>
<i>Spartanburg, SC</i>	<i>284,307</i>
<i>Lynchburg, VA</i>	<i>252,634</i>
<i>Charlottesville, VA</i>	<i>201,559</i>
<i>Johnson City, TN</i>	<i>198,716</i>
<i>Anderson (Clemson) , SC</i>	<i>187,126</i>
<i>Blacksburg (Virginia Tech)</i>	<i>162,958</i>
<i>Morristown, TN</i>	<i>136,608</i>
<i>Cleveland, TN</i>	<i>115,788</i>

Census Bureau, Metropolitan Statistical Area: 2010 Census

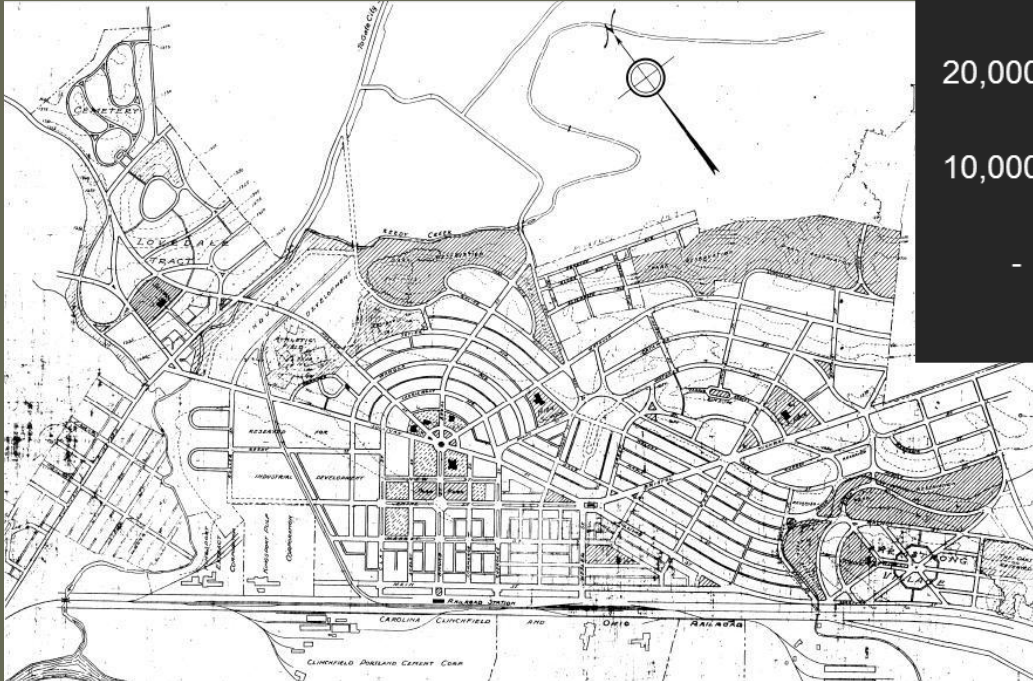
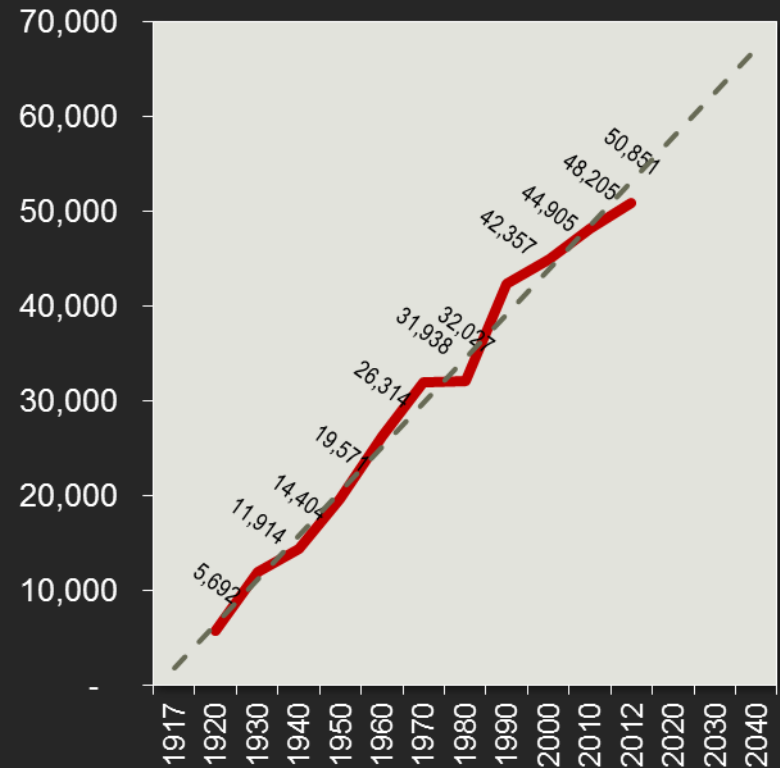
Kingsport is...
the largest city in the
6th Largest Metro in
America's
Mountain South



"The Kingsport Spirit"

"Were I to undertake to define the spirit underlying every step in the growth of Kingsport, from the days of its humblest beginning until now, I could not avoid the assertion that the spirit, if it be a spirit, is one of mutual helpfulness and a willingness to submerge selfish interest beneath the individual effort to assure the greater good for the greatest number."

~ *J. Fred Johnson, 1937*



GENERAL MAP
of
KINGSPORT TENNESSEE

COMPILED IN THE OFFICE OF
JOHN NOLEN CITY PLANNER
HARVARD SQ. CAMBRIDGE MASS.
1919

Six Major Non-Traditional Economic Development Initiatives

- Higher Education (Educate & Grow)
 - Recruit people (educated with income)
 - Retail amenities
 - Accessibility (airport)
 - Quality of life amenities
 - Commitment to education
- Small business & entrepreneurs
- Leisure/hospitality/sports tourism
- Redevelopment / TIF / PILOT
- Public arts, sculpture, music, cultural amenities



Broad Street Redevelopment
Concept Plan 2001



Kingsport Academic Village brings 2,100 students downtown

Then and Now	1999 Summit	2010 ACS 5-Yr
College degree or higher	18%	32%
Median age	42.3	43.7
Over 65	21%	20%
Median Family Income	\$30,279	\$51,826

Harvard recognizes city's efforts to spur education

Most residents already consider Kingsport a special place. All the same, it's gratifying that the city has been identified by Harvard University as creating some of the most innovative education initiatives in the nation.

This week in Washington, D.C., the Ash Institute for Democratic Governance and Innovation at the John F. Kennedy School of Government, Harvard University honored Kingsport as one of only six winners of the 2010 Innovations in American Government Awards.

The prestigious award is a recognition from one of the top universities in the nation of Kingsport's years of work in promoting and advancing higher education — from the Educate and Grow program, to the newly opened Kingsport Center for Higher Education, to the idea of creating an Academic Village in downtown Kingsport.

As Mayor Dennis Phillips noted, the incredible accomplishment will "draw attention to not only Kingsport, but

TENNESSEE News

Price 75 Cents



94th Year, Number 271

Haslam says 'Educate and Grow' could go statewide

■ **'Educate and Grow'** scholarship program allows every high school graduate who



HASLAM

standards to attend four

The program, funded by city and county taxpayers, allows every high school graduate who meets entrance requirements and minimum academic standards to attend four

Education a family affair for Church Hill foursome

■ **'As long as** you're willing to learn, you will learn here.'

— Troy Christian

By RICK WAGNER
rwagner@timesnews.net

KINGSPORT — When it comes to the Kingsport Center for Higher Education, the Christian family of Church Hill is keeping it all in the family.

Dad Troy Christian, mom Teresa,



and professors and among students.

"They're really here to help us learn," Teresa said of the professors, including her anatomy professor, whom she talked with as he came through a hall at the center during the family's recent interview. "You're about get to know everybody in your classroom by the end of the semester on a personal level."

Of the Christians:

• Troy has worked at Domtar for about four years. About three years

More than 75% of workforce in establishments with <9 employees



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2010	Count	%
1-4 Employees	1,381	56.4%
5-9 Employees	472	19.3%
10-19 Employees	290	11.8%
20-49 Employees	181	7.4%
50-99 Employees	75	3.1%
100-249 Employees	36	1.5%
250-499 Employees	8	0.3%
500-999 Employees	3	0.1%
1,000+ Employees	4	0.2%



I-26 Gateway

Leisure, Hospitality, Professional, Medical

**\$127,645,200 in spin-off
private taxable
investments**

(1998-2011 Sullivan Co Public Tax Records)

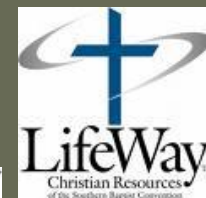
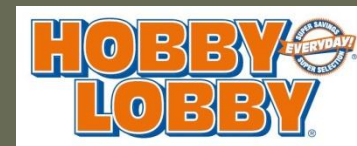


**The 1 year increase from 2008-2009 (\$22,576,400) was greater than the
total property value in 1998 (\$22,496,860)**

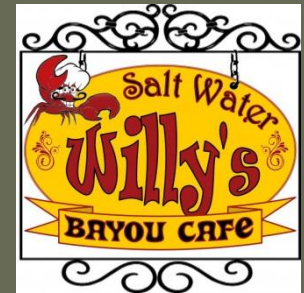




Since 2005, all of these have located on a **redeveloped** site



Kingsport has the largest concentration of thriving locally-owned restaurants whose sales and popularity only seem to grow as each national franchise opens



Frank Theatres, Bowling Boutique & Cinegrille



Supermarket Row / Bray Property – Upscale Urban Apartments (**Concepts** Shown)

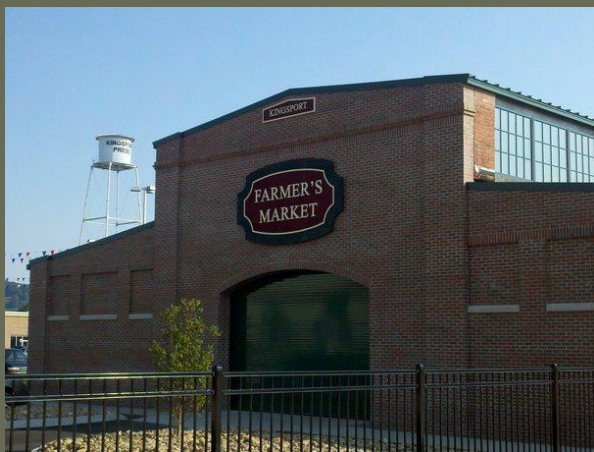


Downtown Kingsport Renaissance

\$114.9 million appraised value

\$41.7 million in private taxable
investment (1998-2011)

Excluding churches, hospital,
higher education (an additional
\$129,000,000)



Kingsport's Farmer's Market is by far the largest and longest running natural foods market in the region, bringing locally grown foods to market *twice a week*



Downtown Kingsport's Concert Series attracts thousands of visitors every Thursday and Friday night from May through early



DOWNTOWN KINGSPORT CONCERT SERIES 2012

THURSDAY NIGHT

FRIDAY NIGHT

- MAY 17** USAF STARLIFTER BAND
- MAY 24** SCOTT MILLER BAND
- MAY 31** HUNDRED ACRES & GUEST
- JUNE 7** WEBB WILDER
- JUNE 14** DAVE MATHEWS TRIBUTE BAND
- JUNE 21** CHAIRMEN OF THE BOARD
- JUNE 28** CHINA GROVE
- JULY 26** BRINLEY ADDINGTON & NASH STREET
- AUG 2** SLIPPERY WHEN WET (BON JOVI COVER BAND)
- AUG 9** ATLANTA RHYTHM SECTION
- AUG 16** BENNY WILSON BAND & IVY ROAD

- MAY 11** NILICHUCKY RIVER BAND
- MAY 18** GLADE HOLLOW BAND
- MAY 25** REPUBLIC STEEL
- JUNE 1** TONY HOLT & THE WILDWOOD VALLEY BOYS
- JUNE 8** US NAVY BLUEGRASS BAND
- JUNE 15** RASIN CANE BAND
- JUNE 22** CODY NORRIS & WATAUGA MT. BOYS
- JUNE 29** WEST BOUND RANGERS
- JULY 6** SHANNON & HEATHER SLAUGHTER & COUNTRY CLARE BAND
- JULY 27** STEVE HELTON & FLINT RIVER BOYS
- AUG 3** SCOTT COUNTY BOYS
- AUG 10** SHADOW RIDGE
- AUG 17** TYLER WILLIAMS BAND
- AUG 24** TENNESSEE SKYLINE
- AUG 31** EAST TENNESSEE STATE BLUEGRASS BAND



TEXT "CONCERTS" TO



URBAN AREA ANALYSIS

1-Mile Radius	Population		Physician Count	Median Disposable Income			"White Collar" Employees
	Daytime	Resident		2010	Projected 2015	Change	
Downtown Kingsport (300 Broad St)	19,220	6,348	211	\$ 24,033	\$26,360	9.70%	63.4%
Downtown Johnson City (101 E Main St)	16,734	9,753	74	\$ 22,379	\$23,638	5.60%	59.2%
Downtown Bristol (700 State St)	9,972	8,582	12	\$ 21,555	\$22,680	5.20%	61.7%
Downtown Asheville (1 N Pack Square)	24,087	8,922	217	\$ 21,711	\$22,748	4.80%	64.8%
Downtown Knoxville (1 Market Square)	29,435	12,340	30	\$ 11,601	\$12,086	4.20%	62.9%

Downtown Kingsport has the largest

...daytime population

...physician count (and patients)

...disposable income

...growth in disposable income

...white collar employees

Kingsport is green!

Household Green Index	
Kingsport	106.3
Asheville	103.4
Bristol	101.7
Johnson City	101.1
USA	100.0
South Atlantic Region	96.6
Knoxville	92.8
State of North Carolina	91.0
State of Tennessee	90.4
East South Central Region	88.4

Mosaic® USA is a registered trademark of Experian. National Business Database, INSOURCE™ consumer demographics, Consumer Expenditure (CEX) Data Source: Experian.

Litter free events



26 years



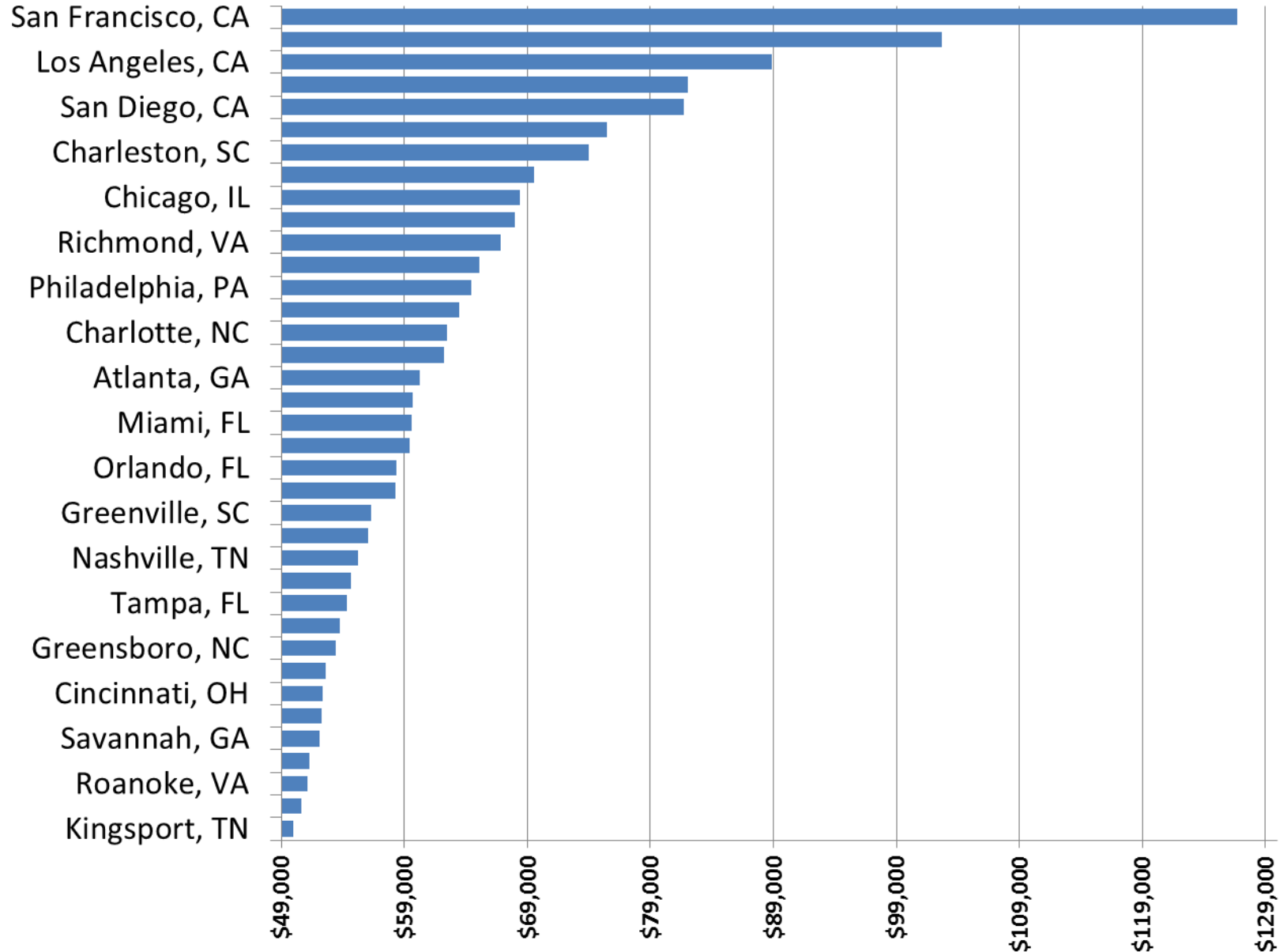
2006 Affiliate of the Year



32 years

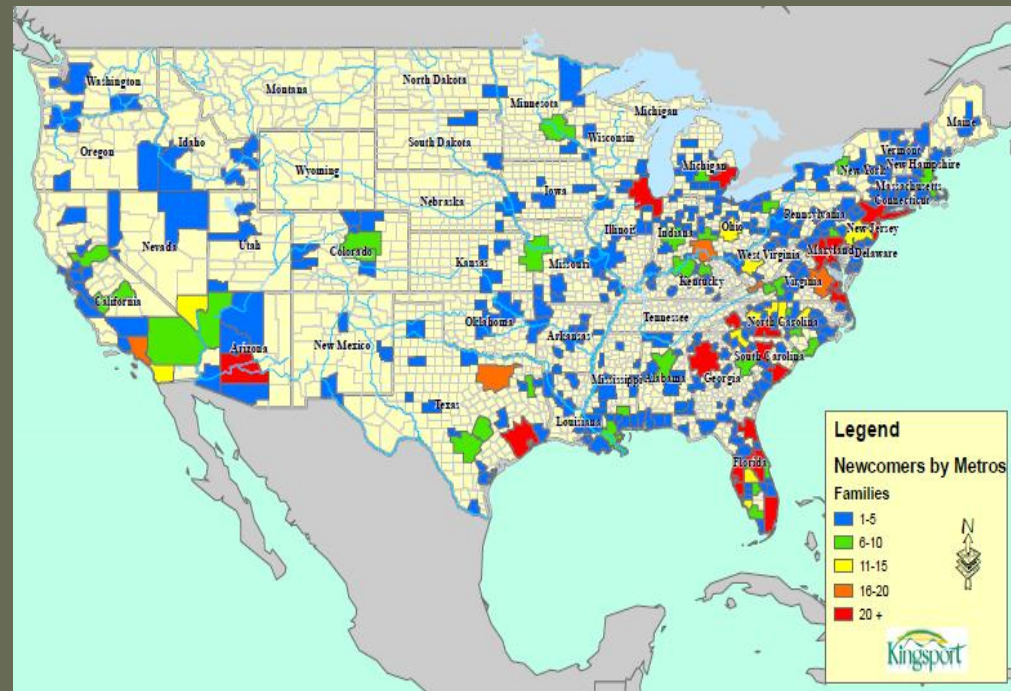


Equivalent Cost of Living for \$50,000



2006-2013 2,591 families from all 50 states moved to Kingsport

1	Tampa Bay, FL	58
2	Washington, DC-VA-MD-WV	53
3	Atlanta, GA	40
4	Miami-Ft Lauderdale, FL	38
5	New York-Northern NJ	38
6	Asheville, NC	35
7	Charlotte, NC-SC	34
8	Orlando, FL	33
9	Va Beach-Norfolk, VA-NC	29
10	Deltona-Daytona, FL	26
11	Detroit, MI	25
12	Chicago, IL-IN-WI	24
13	Houston, TX	24
14	Baltimore, MD	23
15	Charleston, SC	23
16	Phoenix, AZ	23
17	Jacksonville, FL	22
18	Sarasota-Bradenton, FL	21
19	Columbia, SC	20
20	Dallas-Fort Worth, TX	19
21	Cincinnati, OH-KY-IN	17



1	Kingsport-Bristol, TN-VA (non Kingsport zips)	2,497
2	Johnson City, TN	1,417
3	Greeneville, TN	374
4	Knoxville, TN	166
5	Morristown, TN	77
6	Nashville-Davidson--Murfreesboro, TN	68
7	Chattanooga, TN-GA	49
8	Sevierville, TN	27
9	Memphis, TN-MS-AR	25

Buxton analysis of in-migrants to Kingsport

Primary: “Stable Careers”

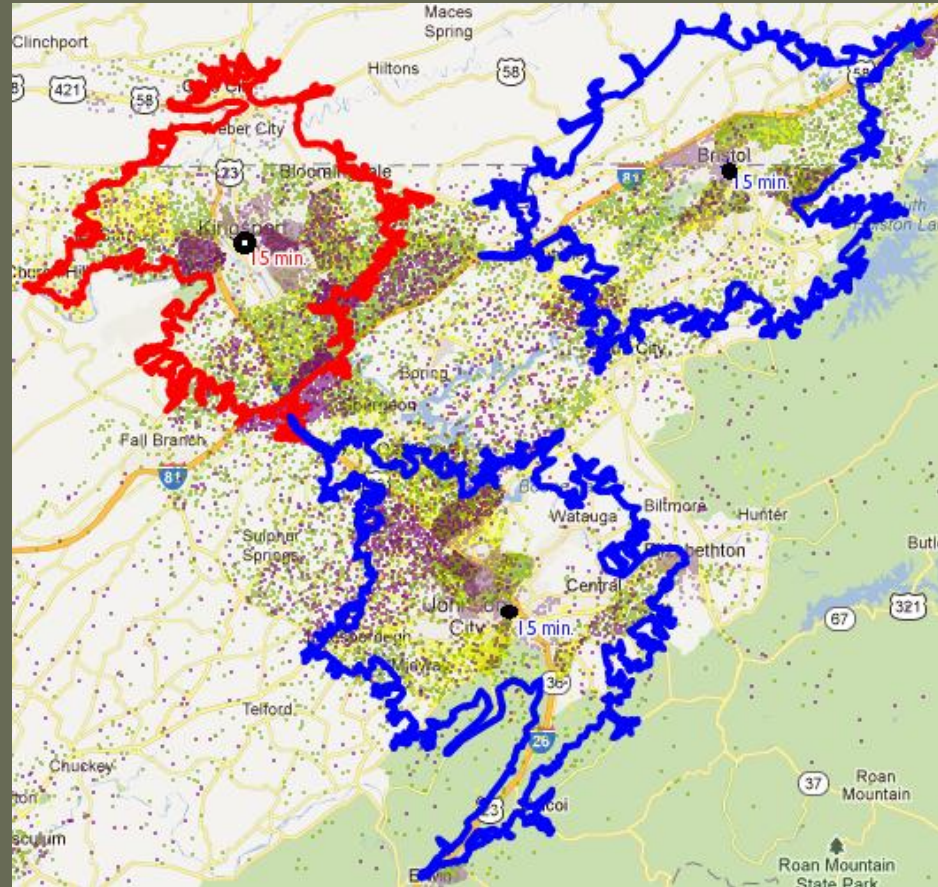
Young and ethnically diverse singles living comfortable lifestyles.

Secondary: “Steadfast Conservatives”

Mature singles and couples living in middle-class urban neighborhoods.

Tertiary: “Urban Commuter Families”

Upscale, college educated boomer families and couples living in comfortable, single detached homes in city neighborhoods.



Buxton analysis of in-migrants

In-migrants from >35 miles away are more likely to be younger, higher income, and live in higher-end housing.

Demographic

- 84% more likely to have children 0-6
- 60% more likely to have a head of household 35-54

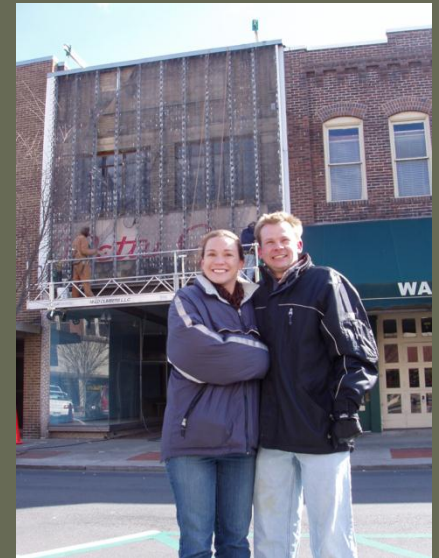


Income

- 263% more likely to have an income \$150,000-\$199,999
- 222% more likely to have an income \$200,000+

Housing

- 171% more likely to live in a home valued \$300,000-\$349,999
- 275% more likely to live in a home valued \$400,000+



Jobs

updated December 2011

7.2% = Kingsport-Bristol, TN-VA
7.3% = Johnson City, TN
7.5% = Asheville, NC
7.7% = Greenville-Mauldin-Easley, SC
9.2% = Spartanburg, SC
7.9% = Columbia, SC
7.8% = Charleston-North Charleston, SC
8.4% = Savannah, GA
9.7% = Brunswick, GA
9.5% = Jacksonville, FL
14.0% = Palm Coast, FL
10.3% = Deltona-Daytona, FL
9.7% = Orlando-Kissimmee-Sanford, FL
10.3% = Tampa-St. Pete-Clearwater, FL
11.1% = Palm Bay-Melbourne-Titusville, FL

Quick Summary of Unemployment Rate:

Sullivan County	7.1%
Kingsport-Bristol, TN-VA MSA	7.2%
Johnson City-Kingsport-Bristol, TN-VA CSA	7.3%
Hawkins County	7.5%
United States	8.2%
State of Tennessee	8.4%

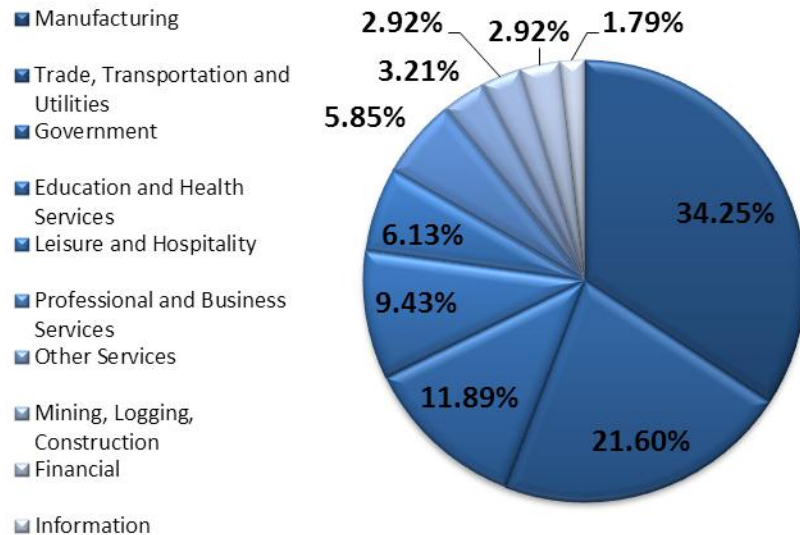
CITY OF KINGSPORT	2006	2010	2011
Unemployment Rate	6.0%	8.8%	7.9%
Population	44,758	48,205	50,851
Labor Force	19,050	19,430	19,650
Employed	17,910	17,730	18,100
Unemployed	1,150	1,710	1,550

DIVERSIFICATION

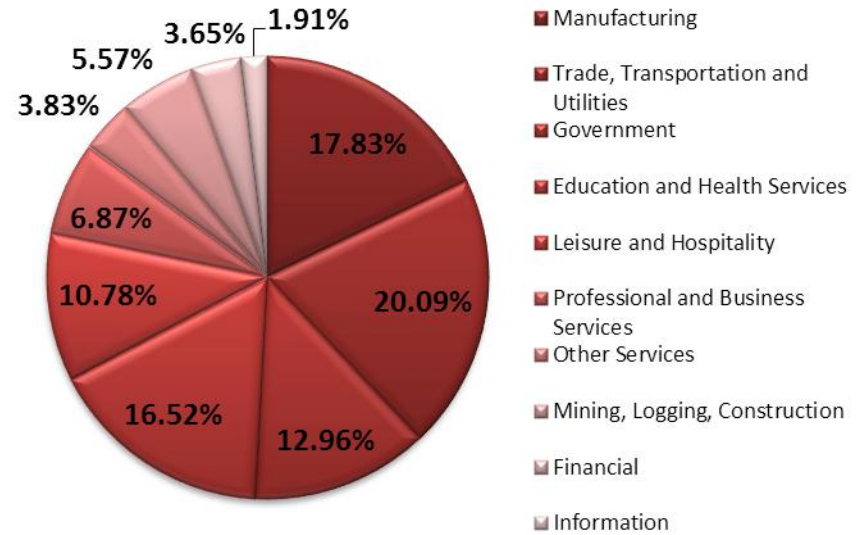
13,500 Net New Jobs

Employment in Kingsport MSA

Jan 1990



Dec 2011





1950's





2006



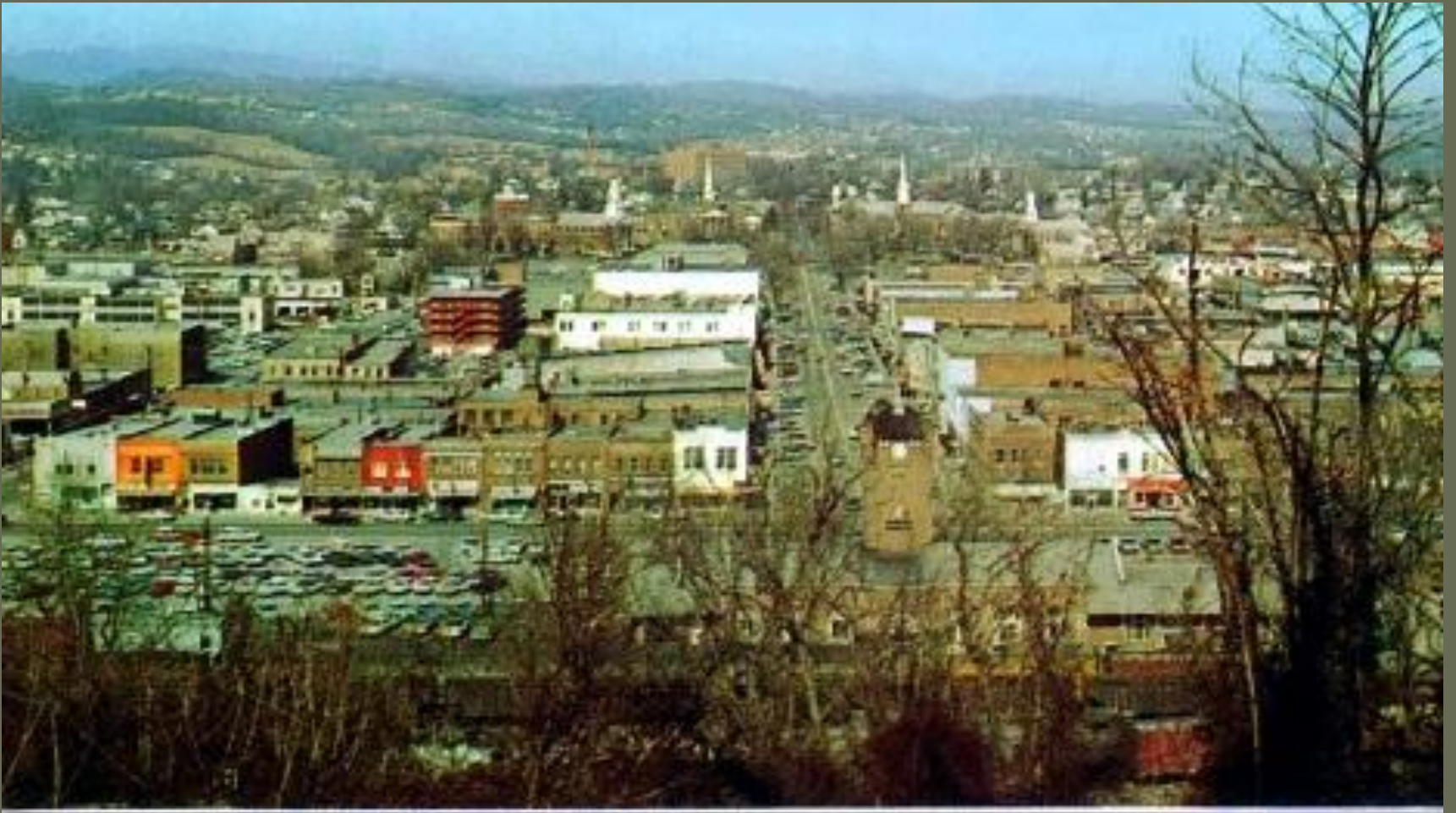
2007



1920



1967



2011



Kingsport Press 2008

(from Sullivan Street)





2010





The Press Building:
Mountain Region Family Medicine, P.C.





GRAND OPENING & OPEN HOUSE!

Kingsport Chamber and Kingsport City Schools

Friday, May 25, 2012

11 a.m. - 2 p.m.

400 Clinchfield Street

(Downtown, next to the Farmer's Market and new Food City)

-



V.O. Dobbins, Sr. Community Center

- ☀ \$8.2 million / 46,000 sf
- ☀ Gym Space / Ballfields
- ☀ Community Rooms
- ☀ Non-Profit Center



VO Dobbins Community Center

Cain
Rash
West



New life in these old halls

V.O. Dobbins Sr. Complex dedicated

■ **'My father** would be so proud of this historic moment. It's an emotional moment, it really is.'
— Van Dobbins Jr.

By MATTHEW LANE
mlane@kingsnews.net

KINGSPORT — The dedication of the newly renovated and expanded V.O. Dobbins Sr. Complex on Friday brought forth much applause, many thanks and moments of nostalgia and emotion for those in attendance — an event years in the making and one some say was long overdue for the Riverview community.

Kingsport held a ribbon-cutting for the



Above, Dr. Carroll Van West, director of historic preservation at MTSU, unveils the new historical marker for the V.O. Dobbins Sr. Complex during opening ceremonies on Friday. Below, Van Dobbins Jr. speaks at the ceremony. At left, Andra Watterson, class of 1963, sings the school song for Douglas High School with fellow alumni, accompanied by the Dobbins Bennett High School Band.

1see Video Report
www.1seevideo.com

ject that has occurred at the facility during the past 15 months.

Built in 1961 and named after abolitionist Frederick Douglass, the building served as Kingsport's "black only" school — Douglas High School — until 1969 when students were assimilated into all-white schools throughout Kingsport. The city then turned the facility into a community center, renaming it after longtime Douglas Principal Van Dobbins Sr.

Today, the complex is home to the Un-



Wetlands Project

- ☀ Reedy Creek and Horse Creek traverse 28 miles across Kingsport
- ☀ 1,600 acres of undevelopable floodway
- ☀ 8,000 acres of adjoining flood fringe
- ☀ Cutting edge commitment to environmental stewardship
- ☀ Kingsport has the greatest opportunity to make the biggest impact in the region
- ☀ City assume ownership (or conservation easement) of undevelopable lands, natural filter for watershed
- ☀ Tax break for landowners
- ☀ First mitigation sites are adjacent to John B. Dennis Highway and East Stone Drive



Parking Garage

- ☀ \$4.5 million / 364 spaces / 3 levels
- ☀ Public restrooms for special events
- ☀ Opened Summer 2011
- ☀ 10,000 sf of privately-funded development space (2-3 levels)
- ☀ Parking will remain FREE for the foreseeable future
- ☀ Developer has extensive experience in rebirth of Chattanooga and Knoxville downtowns



KINGSPORT PUBLIC PARKING STRUCTURE



We hope you'll stay or move back to Kingsport

www.movetokingsport.com

Follow us on



The Facts Careers Homes Families Activities

Get the Relocation Guide

Summer has arrived.

WELCOME TO KINGSFORT

Let us introduce ourselves

ABOUT KINGSFORT

This is our city

OUR AMBASSADORS

Kingsport's welcoming committee